131.0	0003	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,321,700 / 1,321,700
					USE VALUE: 1,321,700 / 1,321,700
					ASSESSED: 1,321,700 / 1,321,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLMES-FARLEY SUZANNE R
Owner 2:	
Owner 3:	
Street 1:	20 NORFOLK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOLMES-FARLEY SUZANNE--ETAL -
Owner 2:	HOLMES-FARLEY STEPHEN R -
Street 1:	20 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,004 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 2804 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8004.000	722,500	5,100	594,100	1,321,700
Total Card	0.184	722,500	5,100	594,100	1,321,700
Total Parcel	0.184	722,500	5,100	594,100	1,321,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.36 | /Parcel: 471.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84544
GIS Ref	
GIS Ref	
Insp Date	08/30/17

!10264!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	722,500	5100	8,004.	594,100	1,321,700	1,321,700	Year End Roll	12/18/2019
2019	101	FV	543,900	5100	8,004.	627,100	1,176,100	1,176,100	Year End Roll	1/3/2019
2018	101	FV	543,600	5100	8,004.	462,100	1,010,800	1,010,800	Year End Roll	12/20/2017
2017	101	FV	543,600	5100	8,004.	442,300	991,000	991,000	Year End Roll	1/3/2017
2016	101	FV	543,600	5100	8,004.	409,300	958,000	958,000	Year End	1/4/2016
2015	101	FV	507,600	5100	8,004.	343,300	856,000	856,000	Year End Roll	12/11/2014
2014	101	FV	507,600	5100	8,004.	335,300	848,000	848,000	Year End Roll	12/16/2013
2013	101	FV	507,600	5100	8,004.	319,500	832,200	832,200		12/13/2012

PRINT

Date	Time
12/11/20	00:35:33

LAST REV

Date	Time
01/18/18	15:54:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES-FARLEY S	54960-100		7/8/2010	Convenience	10	No	No		
	21072-381		3/1/1991		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	84544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2007	187	Redo Bat	60,000			G8	GR FY08	REDO MASTER BATH A
7/13/2006	580	Redo Kit	55,000					ADD BAY WNDW REPL
5/20/1993	186		6,000					ADD WDK 12X19

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
7/21/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8004		Sq. Ft.	Site		0	90.	0.82	10									594,110						594,100	

Total AC/HA: 0.18375 | Total SF/SM: 8004 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 594,110 | Spl Credit | Total: 594,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02446508
Const Adj.:	0.99792004
Adj $ / SQ:	132.903
Other Features:	144050
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757305
Depreciation:	34836
Depreciated Total:	722469

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

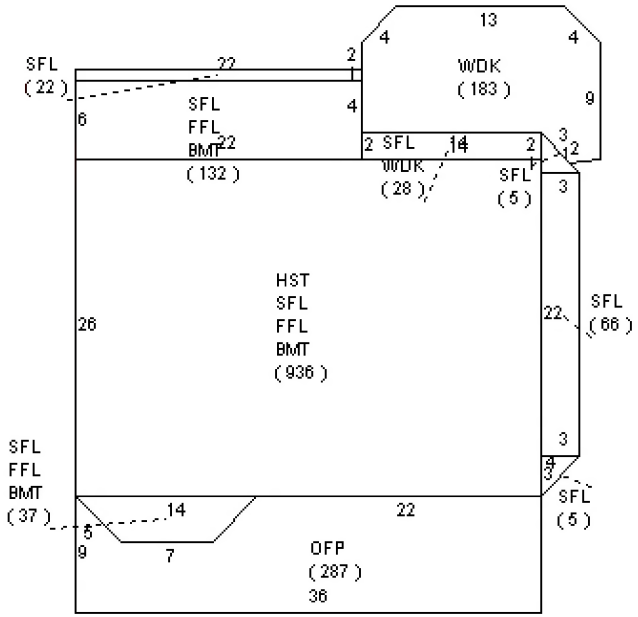
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.76
Special Features:	0	Val/Su Net:	163.94
Final Total:	722500	Val/Su SzAd	257.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,231	132.900	163,604
BMT	Basement	1,105	39.870	44,057
FFL	First Floor	1,105	132.900	146,858
HST	Half Story	468	132.900	62,199
OFP	Open Porch	287	22.200	6,372
WDK	Deck	211	10.720	2,261

Net Sketched Area:	4,407			Total:	425,351
Size Ad	2804	Gross Are	4875	FinArea	2804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1909	21.27	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100